GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

TOURISM – Grant of Land and incentives to M/s Maira Bayview Resorts for Development of Maira Bayview Resorts & Convention Centre at Kothavalasa, Visakhapatnam as per the provisions of Andhra Pradesh Tourism Policy 2024 -2029 - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE (TOURISM) DEPARTMENT

G.O.MS.No. 39 **Dated: 21-10-2025**

Read the following:

1. G.O.Ms.No.17, YAT&C (T) Department, Dt:10.12.2024.
2. G.O.Ms.No.1, YAT&C(T) Department, Dt:11.03.2025 r/w G.O.Ms.No.26, YAT&C(T) Dept., Dt:25.08.2025.
3. Proposal of M/s Maira Bayview Resorts.
4. Minutes of SIPB meeting held on Dt:8.10.2025 received from I&C (P&I) Dept., Lr.No.2624402/2024/P&I, Dt:09.10.2025.

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ORDER: -

In the reference 1st read above, Andhra Pradesh Tourism Policy 2024-2029 has been issued with an aim to create a robust ecosystem that fosters private investment growth by streamlining approval processes, offering incentives and implementing investor-friendly policies, specially focusing on developing anchor destinations to serve as key hubs, attracting both Domestic and International tourists. In the G.O. 2nd read above, the Andhra Pradesh Tourism Land Allotment Policy 2024-2029 has been formulated.

2. As per land Allotment policy, the details of various land parcels available with APTA have been notified in the website and advertisement also has been issued requesting the interested parties to apply with DPRs. In the reference 3rd read above, M/s Maira Bay View Resorts have submitted an investment proposal for Development of 'Maira Bayview Resorts & Convention Centre' at Kothavalasa, Visakhapatnam with an investment of Rs.255.91 Cr with the potential to create employment for 500 people directly and 500 people indirectly. They have requested for providing land and incentives as per the A.P. Tourism Policy 2024-2029. Chief Executive Officer, Andhra Pradesh Tourism Authority has informed that no other player has applied for above parcel of land despite sufficient time being given as per the policy.

3. The above proposal was placed before the State Investment Promotion Board (SIPB) in its meeting held on 8.10.2025 with the recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 7.10.2025. In the reference 4th read above, the SIPB has recommended for Allotment of 15.00 acres land in Sy.No.102/2, 103, Kothavalasa (V), Bheemunipatnam (M), Visakhapatnam District and reimbursement of 100% net SGST for a period of 12 years or up to realization of 100% fixed capital investment, whichever is earlier and to sanction other incentives as per Andhra Pradesh Tourism Policy 2024-2029.

(Contd..2)

4. Government, after careful consideration of the recommendations of the State Investment Promotion Board (SIPB) in its meeting held on 8.10.2025 and keeping in view the provisions of Andhra Pradesh Tourism Policy 2024-2029, hereby grant the following incentives to M/s Maira Bay View Resorts for Development of 'Maira Bayview Resorts & Convention Centre' at Kothavalasa, Visakhapatnam:-

a) Allotment of 15.00 acres land in Sy.no.102/2, 103, Kothavalasa (V), Bheemunipatnam (M), Visakhapatnam District, in accordance with the Land Allotment Policy, as the proposed project is a combination of a resort and convention centre.

b) Lease tenure shall be 66 years with an extension for 33 years upon successful operation of the project.

c) The lease rent shall be 1% of the SRO value per annum, enhanced by 5% in a block of every 3 years.

d) As it is a Mega Category Project, the project shall be operationalized within 3 years.

e) The ADP has been recommended as 1% on annual gross revenue. ADP shall be enhanced by 5% in a block of every 3 years.

f) Reimbursement of 100% net SGST for a period of 12 years or upto realization of 100% fixed capital investment, whichever isearlier, as being a Mega Tourism project.

g) 10% of Fixed Capital Investment(FCI)limited to ₹ 20Crore in 5 equal instalments.

h) Electricity charges at industry rates.

i) Reimbursement of electricity duty for a period of 5 years.

j) Water supply charges at industry rates will be made applicable, only when the Firm apply for the permissions through the single window platform only.

k) The Department will facilitate to get required clearances for water supply from ground water resources as there is no surface water available.

5. For providing advanced **Drainage System**– As it is a standalone project on a hillock, the Developer is responsible to make project specific drainage system arrangement through STP.

(Contd..3)

6. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada.
M/s Maira Bayview Resorts (through CEO, APTA).

Copy to:

The Finance (FMU-GAD.II) Department
The Accountant General, Andhra Pradesh, Vijayawada.
The PS to Secretary to HCM.
The OSD to Minister for Tourism (TC&C)
The OSD to Chief Secretary
The PS to Special Chief Secretary to Government, YAT&C Dept.,
The G.A. (Cabinet) Department
SF/SC (2998082).

// FORWARDED :: BY ORDER//

SECTION OFFICER